

ARCHITECTURAL REVIEW BOARD

December 11, 1984

MEMBERS PRESENT: Paul Cable  
Norm Dooley  
Jouett Sheeting  
Charlotte Stagner (4)

MEMBERS ABSENT: None (0)

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item taken up was approval of the minutes of the meeting of November 13, 1984. Mrs. Stagner noted a typo on the word "stated". Mr. Dooley made a motion to approve the minutes with the above correction. Mr. Cable seconded the motion. The motion carried unanimously.

Under old business, Mr. Shipp informed the Board that three letters citing violations dealing with signs with the Review Board's jurisdiction had gone out. Mr. Shipp stated he was trying to get these people to apply to go before the Board in January or cite them to Court. Mr. Sheeting stated that Simon Furniture Store had put up a red, neon sign with the words "OPEN" on it. Mr. Shipp stated he would check into this matter.

The first item of new business was a request from the Teacher's Retirement System for a sign to be located at 210 W. Main. Mr. Shipp gave the staff report on this item. Mr. Shipp stated that the applicant wishes to install a window sign on the door for business identification. The proposed sign would take the form of two lines of individual letters (block style) painted on the window surface. These letters would be 1 1/2" to 2" tall painted in gold. The sign would read "Teachers Retirement System, Investment Division". Following further discussion, Mrs. Stagner made a motion to issue a Certificate of Appropriateness for property located at 210 W. Main for a sign as proposed. Mr. Cable seconded the motion. The motion carried unanimously.

The second item of business was a request from Andrew Mason for approval to construct a carport to the rear of property located at 307 St. John's Court. Mr. Shipp gave the staff report on this item and stated that the applicant proposed to construct a carport at the rear of his home at 307 St. John's Court. The carport, which would be 14' x 24', would consist of a flat roof supported by six 4" x 4" square columns. This would abut the existing structure. Access to the carport would be from a rear alley. The side yard setback would be 5', which is the same as the existing structure. Mr. Shipp further stated that the property is in the floodway; however, Mr. Mason has acquired the proper State permits. Following further discussion, Mr. Dooley made a motion that a Certificate of Appropriateness be issued for the request as proposed. Mr. Cable seconded the motion. The motion carried unanimously.

The third item of business was a request from Larry Amos for approval to build a single family dwelling on a vacant lot at the north end of Stella Court. Mr. Shipp gave the staff report on this item. He stated that the applicant wishes to construct a single family dwelling on an existing vacant lot on Stella Court. The new structure would be a story and one-half frame dwelling with a one car garage on the basement level. It would be of frame construction with either wood or vinyl siding. The roof will be a single gable type constructed on an east-west axis. The subject lot is 37.5' wide while the proposed dwelling would be 26.75' wide. Mr. Shipp stated this would give side yard setback of just over 4' on each side. Mr. Shipp further stated that the proposed dwelling will be set back from Stella Court approximately 20'. This will put it in line with the other dwellings along the east side of the street. The dwelling would be centered on the lot giving it side yards of 4'4" on either side. Mr. Shipp stated that the other lots along Stella Court are approximately the same size and have side yard setbacks of from 4' to 6'. Mr. Shipp stated it did not appear that this would be out of character.

The following were present and expressed opposition to the request: Mr. Greg Gorman, 12 Fannin Court, stated he lives next door to this property and felt the lot was not 37.5'. He stated it is more like 33'. Mr. Shipp stated the property was a lot of record. Mr. Gorman also cited parking problems in the area. Mr. Shipp stated that Mr. Amos would need to provide two off street parking space and that he can meet that requirement. Mr. Gorman stated his main concern was the lot size. Mr. Gorman also mentioned a two foot right-of-way around the property. Mr. Charles Pett, 3 Fannin Court, was present and shared the same concerns as Mr. Gorman. Mr. Amos stated he did not have a survey of the property but he did have a purchase option. Mr. Sheeting suggested that Mr. Amos obtain a survey. Mr. Shipp stated that the drawing submitted by Mr. Amos shows the lot to be 37.5' x 119'. Mr. Joe Crittenden, 10 Fannin Court, was present and stated the parking in the area is very congested. Mr. Dooley stated that Mr. Amos would be providing the required parking for his property. Mr. Gorman also cited a grade problem and was concerned how Mr. Amos would fill it and keep dirt off of his property. Following further discussion, a motion was made by Mr. Dooley to grant the request contingent upon 37.5' being provided. Mr. Cable seconded the motion. At discussion stage, Mrs. Stagner brought up whether the Board should decide if Mr. Amos should use wood or vinyl siding. Mr. Shipp stated that wood and vinyl siding had been used in the neighborhood. Mr. Dooley stated either would be fine. The motion carried unanimously that Mr. Amos be issued a Certificate of Appropriateness if the property is 37.5'.

There being no further business to discuss, Mr. Dooley made a motion to adjourn. Mr. Cable seconded the motion. The motion carried unanimously by voice vote.

  
CHAIRMAN